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ఆంధ్రప్రదేశ్ రాజపత్రము

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No.655 AMARAVATI, THURSDAY , OCTOBER 26, 2017 **G.649**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE AT D.NO.10-28-2 IN T.S.NO.1031 OF WALTAIR WARD, FOUR POINTS ROAD, WARD NO.19, VISAKHAPATNAM AS APPLIED BY SRI RUDRARAJU APPALARAJU, VISAKHAPATNAM

[Memo No.684569/H2/2017, Municipal Administration & Urban Development (H2) Department, 25th October, 2017]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-1 of 1975) read with rule 13-A of the Urban Development Authority, (Visakhapatnam) Rules, 1977 is hereby published as required by Sub-Section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority/Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in T.Sy.No.1031/part of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District admeasuring an area of 998.62 Sq.Yds. or 834.95 sq.mts. The boundaries of which are given in the schedule below, which was earmarked for Residential use in Zonal Development Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial Use by variation of change of land use, as the surroundings of the proposed site or developed with commercial activity and nearer to 100'-0" mini bye-pass road, which was shown in Visakhapatnam Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall hand over the road affected area if any, to the competent authority at free of cost through registered gift deed.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to GVMC and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 40'-0'' wide Road
South : Existing 16'-6'' wide Private Road.
East : Site belongs to Vegesna Group in T.S.No.1031/Part of Waltair Ward, Visakhapatnam (U) Mandal, Visakhapatnam District.
West : Existing building belongs to Sri Bothras of Waltair Ward, Visakhapatnam (U) Mandal, Visakhapatnam District.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT